

MINUTES
10x10 Blue Ribbon Affordable Housing Meeting
Thursday March 8, 2007, 4:00 p.m.
Fresno City Hall, 4th Floor, Meeting Room 4017

Committee Members Present: Cynthia Sterling, Fresno City Council District 3 (Co-Chair)
Keith Bergthold, City of Fresno (Chair)
Michael Sigala, City of Fresno
Jess Negrete, Central California Legal Services
Veda Ramsay, The Ramsay Group
Rev. Sharon Stanley, FIRM
Sara Hedgpeth-Harris, League of Woman Voters
Dan Fitzpatrick, Lantana Investment, LLC

Others Present: Bonnie Rusko, CIL
David Martin, Redevelopment Agency
Stephanie Espinosa Apartment Association
Charlotte Hylton, Deputy City Attorney
Sophia Dewitt, FIRM
Dan Fitzpatrick Jr.
Jose L. Barraza, CIL
George Bleth, RDA
Steven R. Horlicka, California Apartment Association
Debra Ginder
Marlene Murphey, RDA
Darrell Tuckness, Housing Authority
Rollie Smith, HUD

Absent: Dennis Woods, United Security Bank
Ned Stacy
Lee Brand
Paul Werfelmann

- A. Call to Order**
Meeting called to order at 4:15 by Keith Bergthold
- B. Introductions**
Attendees introduced themselves
- C. Approval of Minutes**
Sara Hedgpeth-Harris moved to accept the minutes, Dan Fitzpatrick seconded the motion.
Minutes approved.

D. Review and Approve Subcommittee Reports

a. New Financing Strategies

Keith Bergthold said that the New Financing Subcommittee Report will be removed from the agenda because the subcommittee still has to meet with key

stakeholders. Keith Bergthold stated that this meeting should occur by next Wednesday.

Dan Fitzpatrick asked if the New Financing Subcommittee had secured some ongoing source of funding for the housing trust fund. Veda Stamps stated that the Financing Subcommittee is not looking at just recycling money, but is also researching other funding sources. Veda Stamps stated that the non-profits should have some input on how the housing trust fund should be funded. Keith Bergthold asked if the RDA would participate in the New Financing Subcommittee. Marlene Murphy from the RDA stated that that her department would work with the New Financing Subcommittee. Sara Hedgpeth-Harris said that she would recommend that the Housing Trust Fund apply to only very low and low income development because those income levels have the greatest need. Sara Hedgpeth-Harris stated that the City Attorney's office should be involved in drafting the Housing Trust Fund. Sara Hedgpeth-Harris stated she wanted to know more about the administrative details of the housing trust fund. Council Member Sterling stated that the New Financing Subcommittee was working on the details. Veda Stamps stated that the housing trust fund document presented to the committee is just a "mock-up." Keith Bergthold stated that the final document should have a specific structure, operating principals and an operating source. The final document should have recommendations for implementations and monitoring.

Rollie Smith said that he just returned from a meeting in Sacramento and he has information on creating a housing trust fund for the New Housing Financing Subcommittee.

b. Innovative Government Subcommittee:

Dan Fitzpatrick said that he was concerned about coming up with specific dates for implementation. Dan Fitzpatrick asked if an electronic copy could be provided to committee members so that they are able to give feedback. The Innovative Government recommendations are as follows:

- 1) Streamlining
- 2) Reducing Barriers
- 3) Incentives for developers to build affordable housing developments.
Remove some of the implementations to Smart Growth as it relates to affordable housing

Sara Hedgpeth-Harris asked if the "shepherds" were still part of the recommendations. Dan Fitzpatrick said the "shepherd" was still part of the streamlining recommendations.

Sara Hedgpeth-Harris said that she will formally request that she wants to look at the density bonus ordinance after the City Attorney has drafted the ordinance.

Dan Fitzpatrick stated that the recommendations should have a clear policy statement.

c. Urban Renewal Transitional Housing

Sara Hedgpeth-Harris said that transitional housing focuses on extremely low and very low income residents. The best strategy for housing the homeless is in the Continuum of Care study. The Continuum of Care, however, does not have the funds or the power to implement housing needs for the homeless. Sara Hedgpeth-Harris said a partnership must be formed to bring everyone together to be part of the solution. As for designated a lead agency, the housing piece is the city and the services is the county. Council Member Sterling stated that a letter has been sent to the county regarding a meeting about housing the homeless. Keith Bergthold said that the first implementation step should be that the County and the City form a partnership to meet the housing needs of the homeless. Keith Bergthold recommended designating a lead agency within the County and the City.

Sara Hedgpeth-Harris stated that another implementation step is to aggressively apply for Prop 1C funds for transitional housing. Sara Hedgpeth-Harris stated that she is concerned that because of recent condo conversions, that there is less available Section 8 housing. Council Member Sterling recommended that there needs be more research on the condo conversion and Section 8 housing. Keith Bergthold stated that this issue can be an ongoing issue for the 10 x 10 Committee.

Jose Barraza said that he was concerned about accessibility in low income housing. Jose Barraza stated that every subcommittee recommendation should have some mention of accessible housing.

d. Innovative Code Enforcement:

Sharon Stanley stated that the Innovative Code Enforcement Subcommittee received a great deal of input from the Apartment Association. One of the recommendations from the Innovative Code Enforcement Subcommittee is to strengthen the pro-active tools of code enforcement. The goal is to have 2400 substandard homes become standard and part of the “10,000” affordable homes. Council Member Sterling said that she would help to get a meeting with Council Member Westerlund about the Anti-Slum Task Force.

An attorney for the Apartment Association said that the members of the committee would not support 6800 inspections of apartment units. Sharon Stanley stated the number was a goal amount and not necessarily a quota. Dan Fitzpatrick stated that you need numbers to predict staffing needs. Keith Bergthold stated that you need to set a goal for systematic eradication of substandard properties. Sharon Stanley stated that the systematic inspections would occur on targeted violators. Ruben Diaz stated that currently there are only 13 housing code inspectors that can deal with housing issues. A member of the Apartment Association is afraid that a fee will be charged to apartment owners for the systematic inspection. Sharon Stanley stated that the recommendations target owners that are actual code violators. Ruben Diaz stated that there are plenty of units that are substandard that can be upgraded. Keith Bergthold asked how the subcommittee can incorporate the Apartment Associations concerns with the recommendations. The attorney for the

Apartment Association stated that he was concerned about the reference to substandard housing and how it pertains to triggering asthma. The attorney stated that there are other issues that trigger asthma and not just the apartment environment. Keith Bergthold asked the Apartment Association to e-mail those concerns and see if the subcommittee can work through them. Sharon Stanley said that the Innovative Code Enforcement Subcommittee will meet once again to discuss the issues brought up this evening. Veda Stamps stated that it is important to keep the health issues in the recommendations, because there are funding agencies who are interested in funding the health issues of substandard housing. Jess Negrete stated that adequate cooling and health go together and that this committee agreed upon that recommendation.

Council Member Sterling stated that it is important to get everyone's input concerning these recommendations. Council Member Sterling thanked the RDA, Code Enforcement, the City Attorney's Office and all others who attended the meeting.

Keith Bergthold announced that at the next meeting Accessible housing will be the first subcommittee presented.

Meeting adjourned at 6:00 p.m.